



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

# 8  
10-31-02

October 17, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor *DKH for*  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-97055-A  
Wheaton Independent Baptist Church (or Hampshire View Baptist Church)  
Patuxent (Rural) Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan to expand the existing house of worship.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan:

1. Limit the preliminary plan to 15,000-square-foot expansion of the existing house of worship with the following land uses as specified in the attached traffic statement by Pastor Glenn Moorman received on October 16, 2002:
  - a. A 450-seat sanctuary in Phase I.
  - b. A 190-seat dual use assembly area and gymnasium in Phase II.
  - c. Increase the maximum enrollment of the weekday educational institute (kindergartner to twelfth grade) from 40 to 63 children.
  - d. No weekday child daycare facility on the site.

2. Provide a lead-in (minimum 4-foot-wide) sidewalk from Ednor Road.

## DISCUSSION

### Site Location, Access, Circulation

The site, Parcel A, is located on the north side of Ednor Road 5,000 feet west of New Hampshire Avenue (MD 650). The two site accesses are from Ednor Road. Vehicular circulation includes a drive aisle around the building and an area to drop off and pick up children. On-site parking is provided for the school and to accommodate the seating capacity of the expanded house of worship. Pedestrian movements are accommodated with five-foot sidewalks around the proposed building. Recommendation No. 2 provides for a pedestrian connection from Ednor Road into the site.

### Prior Planning Board Action

Preliminary Plan No. 1-97055 was approved on August 6, 1997, for a house of worship and an associated weekday school with a maximum enrollment of 40 children (refer to the attached Planning Board's opinion).

### Master Plan Roadway and Bikeways

According to the *Sandy Spring/Ashton Master Plan*, Ednor Road is designated as a two-lane arterial, A-50, with an 80-foot right-of-way and a planned Class I bikeway, PB-40, on the south side and a desire line for local trail.

### Adequate Public Facilities Review

Places of worship are not subject to APF review according to the provisions in the Montgomery County Code, Section 50-35(k)(7) "Exemptions" if they are located on an unrecorded parcel which has not changed size or shape since June 1, 1958. Since places of worship are exempt from Local Area Transportation Review and Policy Area Review:

1. The weekday school, Wheaton Christian School, with the expanded enrollment of 63 children would generate 49 total peak-hour trips during the weekday morning peak period (6:30 a.m. to 9:30 a.m.). Total trips include new trips and existing pass-by and diverted trips. The school classes are dismissed at 3:00 p.m. before the beginning of the weekday evening peak period (4:00 p.m. to 7:00 p.m.). A traffic study (to analyze the traffic impact at nearby intersections) is not required to satisfy Local Area Transportation Review because fewer than 50 peak-hour trips would be generated during the weekday morning and evening peak periods.
2. The impact of site-generated trips during the weekday peak periods is not considered for Policy Area Review (or the staging ceiling condition). The Patuxent Policy Area, as a rural policy area, is not assigned transportation staging ceilings for non-residential and residential land uses in the *FY 2003 Annual Growth Policy*.

As an existing house of worship, five jobs were already included in the staging ceiling numbers for Policy Area Review purposes.

However, APF review would be required if the proposed land uses generate traffic during the weekday morning and evening peak periods for other associated uses such as a weekday child day-care center. Other educational and social programs that may be associated with places of worship are not subject to APF review since they typically start after the weekday evening peak period or occur on weekends.

EA:cmd

#### Attachments

cc: Pastor Glenn Moorman  
Mary Goodman

PP #1-97055-A Wheaton Independent Baptist Church.doc

# Hampshire View Baptist Church

Glenn Moorman, Pastor

Doug Moorman, Assistant Pastor

360 Ednor Road  
Silver Spring, MD 20905

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Phone 301-570-8457

Fax 301-570-8459

## Hampshire View Baptist Church

Preliminary Plan #1-97055  
Revision

### Traffic Statement

Number of Church Employees: 3 (8:30am - 3:30pm)

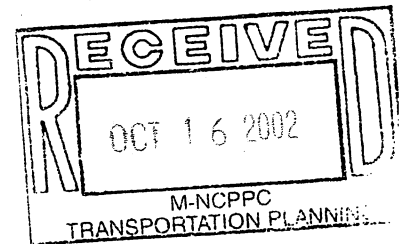
Number of School Employees: 5 (8:30am - 3:00pm)

School: Grades K - 12

Number of Students: 63

Timing: 8:30am - 3:00pm Monday - Friday

NO WEEKDAY CHILD DAY CARE PROVIDED



Total Trips Generated: 6:30 am - 9:30 am

AM PEAK HOURS: 6:30am - 9:30 am

Total AM Peak Hour Trips=

Number of Students =63

Number of School Employees=5

Total = 63 x 0.92 = 49

There will be less than 50 Trips

PM PEAK HOURS: 4pm - 7pm

School is dismissed at 3pm

No traffic generated and no traffic impact, therefore,  
traffic impact study not required for local area  
transportation review.

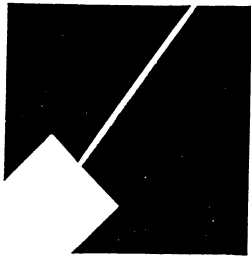
### CEILING:

The property lies North off EDNOR ROAD and 1600 feet West from Woodale Drive. The property hence is within the Patuxent Policy Area(Rural) and there are no established staging ceilings for non-residential development in the FY03 Annual Growth Policy.

NOTE: There will be no church activities(except for normal business and Pastor's Counseling) from the times of weekdays, 6:30am to 9:30am and 4pm to 7pm, non-holiday weekdays.

Date Mailed: August 12, 1997

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Action: Approved Staff Recommendation  
(Motion of Comm. Baptiste, seconded  
by Comm. Holmes with a vote of 4-0;  
Comms. Baptiste, Holmes, Richardson  
and Hussmann voting in favor).**

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97055

NAME OF PLAN: WHEATON INDEPENDENT BAPTIST CH

On 01-16-97, WHEATON INDEP. BAPTIST CHUR, submitted an application for the approval of a preliminary plan of subdivision of property in the RE2 zone. The application proposed to create 1 lots on 7.44 ACRES of land. The application was designated Preliminary Plan 1-97055. On 08-07-97, Preliminary Plan 1-97055 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97055 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97055, subject to the following conditions:

- (1) Agreement with Planning Board to limit development on the property to a house of worship and associated school, with an enrollment not to exceed 40 students, as described in the applicant's traffic statement submitted with the application. Any modification to these uses may require further Planning Board review
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) Record plat to reflect delineation of a conservation easement of the areas of tree preservation
- (4) Access and improvements to Ednor Road to be approved by MCDPW&T and MCDPS, prior to recording of plat
- (5) Conditions of MCDPS stormwater management approval dated 1/31/96 and affirmed on 2/25/97
- (6) Compliance with the revised landscape and lighting plan submitted to staff on 8/4/97

- (7) Record plat to reflect a minimum building setback of 177 feet from Ednor Road, as shown on the preliminary plan
- (8) Dedication of Ednor Road for 80 foot right-of-way
- (9) Conditions of MCDPS (Health Department) approval dated 3/18/97
- (10) Other necessary easements
- (11) This preliminary plan will remain valid until September 12, 2000 (37 months from the date of mailing, which is August 12, 1997). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for extension must be filed.

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**M E M O R A N D U M**

**DATE:** October 25, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for October 31, 2002.

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Attached are copies of plan drawings for Items #06, #07, #08. These subdivision items are scheduled for Planning Board consideration on October 31, 2002. The items are further identified as follows:

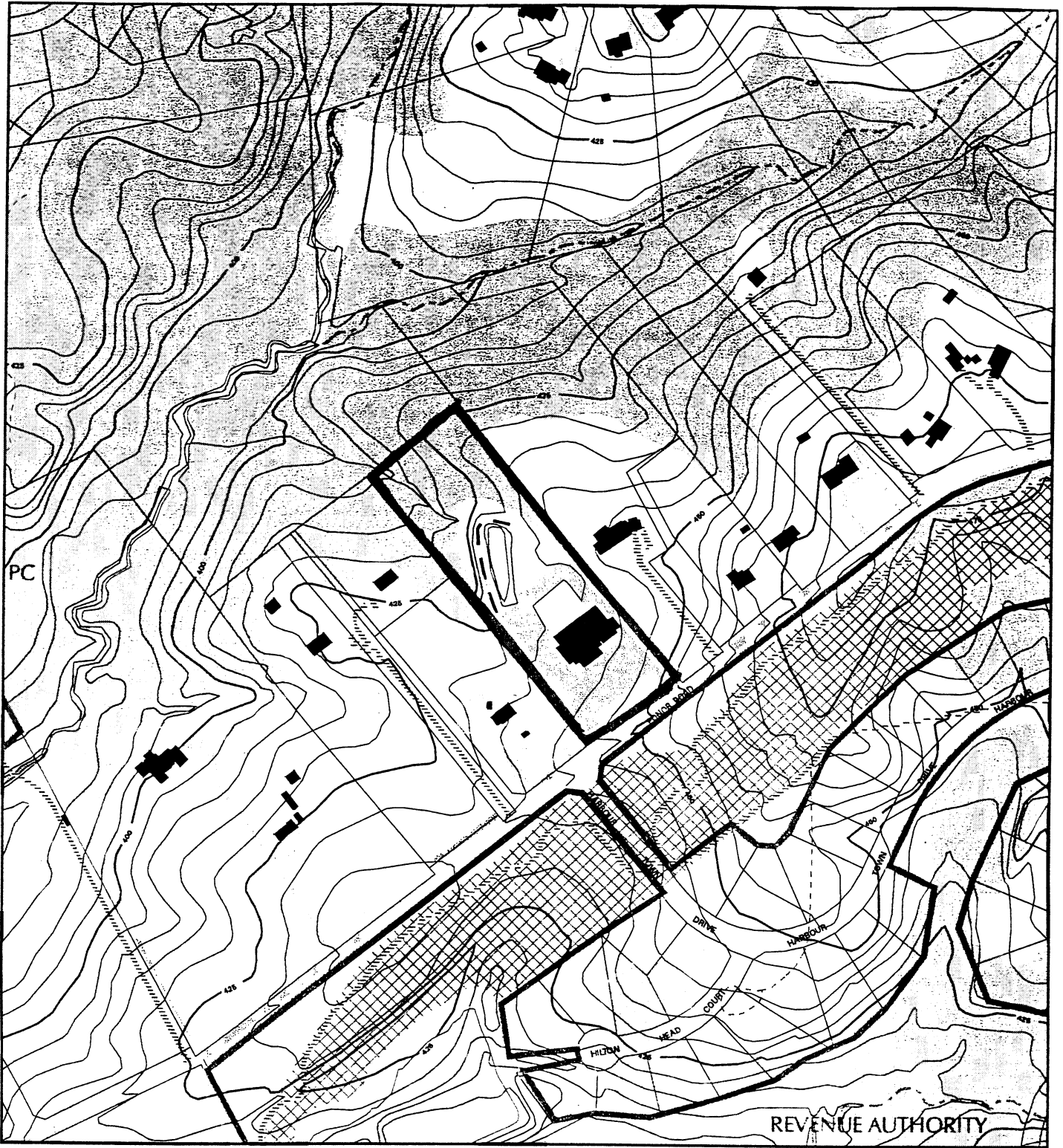
Agenda Item #06 - Preliminary Plan 1-03014  
Hillmead-Bradley Hills

Agenda Item #07 - Preliminary Plan 1-02069  
Clark Meadows Property

Agenda Item #08 - Preliminary Plan 1-97055A  
Wheaton Independent Baptist Church

Attachment

# WHEATON INDEPENDENT BAPTIST CHURCH (1-97055A)



Map compiled on October 09, 2002 at 11:55 AM | Site located on base sheet no - 223NW01

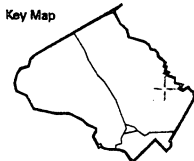
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Key Map



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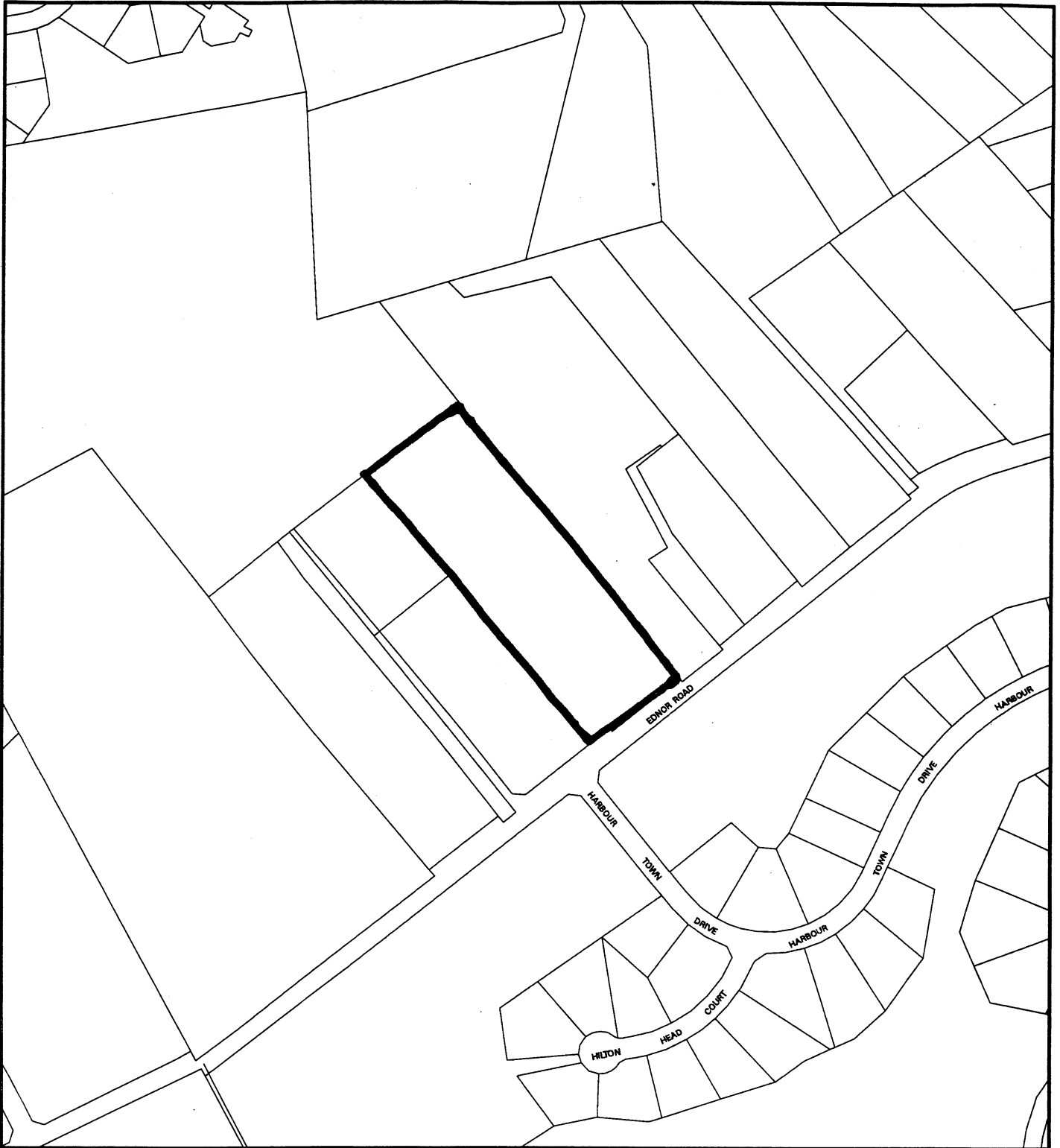


1:4800



VICINITY MAP FOR

# WHEATON INDEPENDENT BAPTIST CHURCH (1-97055A)



Map compiled on October 09, 2002 at 11:52 AM | Site located on base sheet no - 223NW01

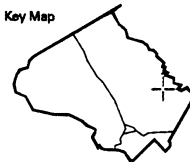
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Key Map



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